

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**September 3, 2015**



**FP15-18: proposed Final Plat of The Traditions Subdivision – Phase 20C-1**

**SIZE AND LOCATION:** 4.426 acres of land out of the Thomas J. Wooten League A-59 and southeast of the 3000 block of West Villa Maria Road, and at the easternmost end of Blue Belle Drive.

**EXISTING LAND USE:** vacant land

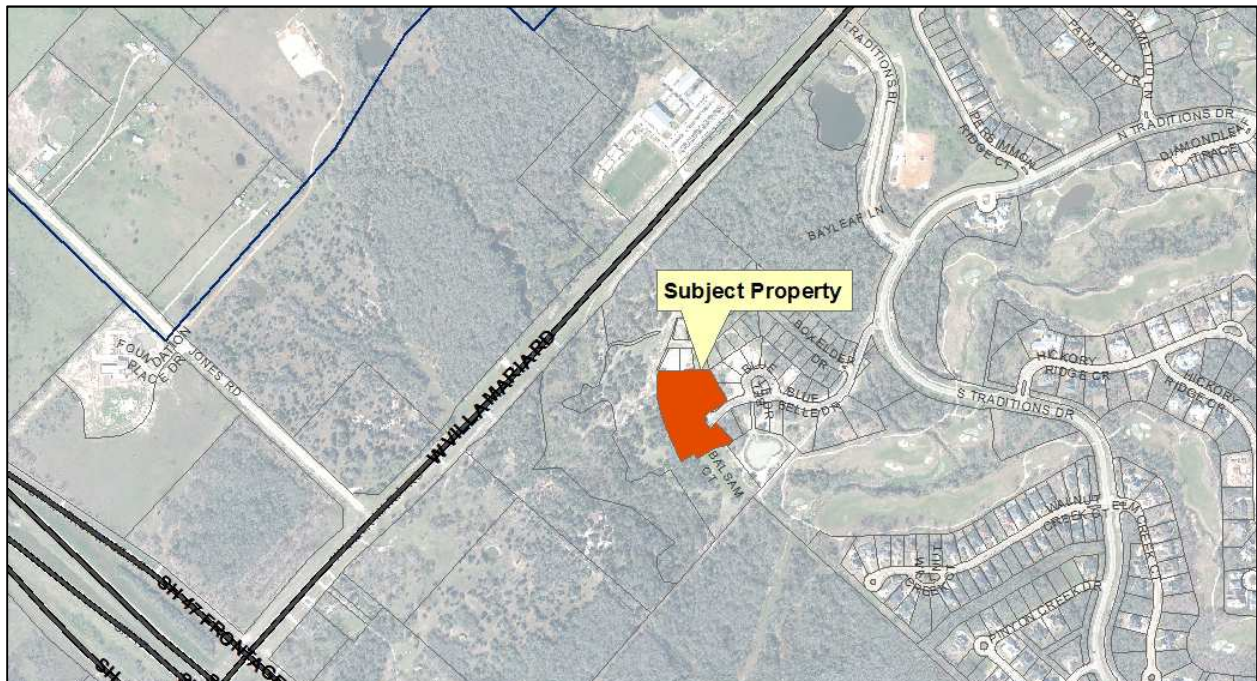
**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** TAP –Lard Development, L.L.C.

**AGENT(S):** McClure & Brown Engineering / Surveying L.L.C.

**STAFF CONTACT:** Randy Haynes, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.



**PROPOSED SUBDIVISION AND RECOMMENDATION:**

The proposed subdivision creates 10 single-family residential lots on 4.426 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). In addition to all Subdivision Ordinance

requirements for a final plat, the proposed final plat complies with all additional standards set out within the development plan for residential lots in this section of the Traditions development.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.